CHAPTER 6
FINISH TYPES:
COATINGS, STAINS & SEALERS

Follow the finish manufacturer's directions
for the proper application of all finishes.

FINISH PROPERTIES

PRODUCT	Respiratory Protection	Number of Coats	Drying Time	Color	Sheen	Odor	Flammability
Oil-modified Urethane	Required	2-3	Slow	Amber	Satin to Gloss	Moderate	Combustible
Water-borne Urethane	Required	2-4	Fast	Clear to Amber	Satin to Gloss	Mild	Non-combustible
Moisture-Cured Urethane	Required	2-3	Slow to Fast (depends on humidity)	Clear to Dark Amber	Satin to Gloss	Strong	Combustible to Flammable
Conversion Varnish	Required	2-3	Fast	Clear to Slight Amber	Satin to Gloss	Very Strong	Combustible
Wax	Optional	1-3	Fast	Slight Amber	Wax Luster	Mild	Combustible

PART I - OIL-MODIFIED URETHANES

A. A petroleum base with a blend of synthetic resins, plasticizers and other film-forming ingredients produces a durable surface that is moisture-resistant. These finishes are available in different gloss levels.

PART II - WATER-BORNE URETHANES

A. A water-borne finish with a blend of synthetic resins, plasticizers and other film forming ingredients produces a durable surface that is moisture-resistant. These finishes are available in different gloss levels.

PART III - MOISTURE-CURED URETHANE

A. These finishes cure by absorbing minute quantities of moisture vapor from the air, which causes them to dry and harden. Relative humidity is critical to the curing process.

PART IV - CONVERSION-VARNISH SEALERS

A. Because of their national origin, conversion varnish sealers are often referred to as Swedish finishes. Conversion varnish sealers are two-component, acid-curing, alcohol-based sealers.

PART V - PENETRATING SEALERS

A. Penetrating solvent-based sealers are spread on the floor and allowed to penetrate. The excess is removed with rags or buffed in with steel wool or synthetic pads. These types of finishes may include a color and can be used to seal and stain the floor.

PART VI - PASTE WAX

A. For surface protection, paste wax is spread in thin coats, following the application of a sealer and/or stain and then buffed.

PART VII - VARNISH

A. A product commonly used before the introduction of urethane finishes. Vinyl-alkyd varnishes have superseded natural varnish (made from vegetable oils).

PART VIII - LACQUER

A. Lacquer is not recommended for use as a floor finish. Many manufacturers do not recommend using lacquer sealers due to incompatibility and flammability.

PART IX - SHELLAC

A. Natural shellac contains wax and is not widely used as a top coating for wood flooring today. However, dewaxed shellac is becoming more common as a sealer for wood flooring.

PART X –PENETRATING OIL SEALERS

A. Most penetrating oil sealers are made from linseed or tung oil, with additives to improve hardness and drying.

PART XI – INSPECTION OF FINISHES

A. NOTE: Inspection of finishes should be done from a standing position (five feet up and two feet away) with normal lighting. Glare, particularly from large windows and flood lighting, magnifies any irregularity in the floors and should not determine acceptability.